



Meeting Notes

Date: 4/21/2022

Notes Taken By: Caroline Lucas, VHB

Place: Teams (virtual)

Project No.: 63635.00

Re: PLA Economic Evaluation Study Advisory Committee Meeting #1

ATTENDEES:

Nathan Moulton, MaineDOT
Nathan Howard, MaineDOT
Patricia Quinn, NNEPRA

Lincoln Jeffers, City of Lewiston
Mike Murray, City of Portland
Jack Clifford, LARC

Maggie Maddox, VHB
Tim Bryant, VHB
Caroline Lucas, VHB
Michael Franceschi, VHB

Meeting Notes and Discussion

This was the first project meeting with the Study Advisory Committee. After introductions, Maggie Maddox provided a general overview of the scope of the project.

Maggie then presented a summary of the economic benefits evaluation completed by VHB's subconsultant RKG Associates. Maggie then presented conceptual visual alternatives of low, medium, and high-density developments around the Lewiston Station Area.

Lincoln Jeffers, City of Lewiston commented that the scale of development shown in Lewiston would be appropriate for this area. He notes that there are mostly 2–4-unit residential properties, as well as a historic mill and large brick hospital building, and that the visual appears to show the new developments within less than a 15-minute walk to the station.

Lincoln Jeffers, City of Lewiston asked for clarification that the market demand is in addition to planned developments in the area not due to the proposed train station. Maggie Maddox stated it was.

Maggie Maddox, VHB presented the visual alternatives for the Auburn and Pineland Station areas, noting that the towns of Pineland, Yarmouth, Auburn, and Cumberland are stakeholders the team will reach out to for discussion and input. The team will review showing the proposed and existing density of units over a greater area based on the 3-mile catchment area.

Maggie Maddox, VHB presented the visual alternatives for the Royal/Yarmouth Junction Station areas.

Patricia Quinn, NNEPRA commented that the Royal Junction and Yarmouth Junction station locations are very different – Yarmouth is in town and Royal Junction is not. The team will think through altering the visualizations/background information prior to engaging with local stakeholders and consider adjusting the walkshed to a 15-minute walk like Lewiston, as opposed to a 3-mile radius. Lincoln Jeffers agreed with Patricia Quinn and noted that Royal Junction is predominantly single-family homes. Jack Clifford, LARC suggests that the team investigate potential zoning issues in areas like Royal Junction or Auburn where there may be pushback from the towns.

Patricia Quinn, NNEPRA commented that there may not be a demand/desire for a station at Royal Junction and that it was primarily considered as a station for transferring to NNEPRA service, not necessarily as an independent station.

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Nathan Moulton, MaineDOT noted that station areas selected for this study were based on the previous Lewiston-Auburn Passenger Rail study. Specific sites have not been selected, but these are general locations to be refined as the project progresses. The team will update graphics to reflect this.

Nathan Moulton, MaineDOT asked that the advisory committee be included in the upcoming stakeholder meetings.

Action Items

- VHB to share materials and meeting notes
- VHB to schedule Advisory Committee Meeting #2
- VHB to address comments on graphics prior to public meetings

Follow-Up Item/Clarification

To clarify the response to Lincoln Jeffers' question regarding the projected number of housing units. Maggie incorrectly stated these were in addition to the projected baseline. In fact, they are the total number of anticipated new units in 5 years including the projected baseline plus units due to the addition of the station. Notably, the baseline projections for rental units are negative at all station areas, so all project rental units are due to the station. For owner units, there is a projected baseline growth around all station areas and the inclusion of the station adds 25%-75% additional project owner units.